131.0	0001	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,312,500 / 1,312,500
					USE VALUE: 1,312,500 / 1,312,500
					ASSESSED: 1,312,500 / 1,312,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACHECO RICHARD & LINDSAY
Owner 2:	
Owner 3:	
Street 1:	78 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARDON BENOIT/MARIE -
Owner 2:	-
Street 1:	78 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,846 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2746 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7846.000	714,100	8,600	589,800	1,312,500
Total Card	0.180	714,100	8,600	589,800	1,312,500
Total Parcel	0.180	714,100	8,600	589,800	1,312,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.92 | /Parcel: 477.9

Legal Description

User Acct 84303

GIS Ref

GIS Ref

Insp Date 12/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 131.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	714,100	8600	7,846.	589,800	1,312,500	1,312,500	Year End Roll	12/18/2019
2019	101	FV	523,500	7800	7,846.	622,600	1,153,900	1,153,900	Year End Roll	1/3/2019
2018	101	FV	523,500	7800	7,846.	458,800	990,100	990,100	Year End Roll	12/20/2017
2017	101	FV	523,500	7800	7,846.	439,100	970,400	970,400	Year End Roll	1/3/2017
2016	101	FV	523,500	7800	7,846.	406,300	937,600	937,600	Year End	1/4/2016
2015	101	FV	488,700	7800	7,846.	340,800	837,300	837,300	Year End Roll	12/11/2014
2014	101	FV	488,700	7800	7,846.	332,900	829,400	829,400	Year End Roll	12/16/2013
2013	101	FV	488,700	7800	7,846.	317,200	813,700	813,700		12/13/2012

!10239!

PRINT

Date	Time
12/11/20	00:34:09

LAST REV

Date	Time
08/13/19	10:33:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARDON BENOIT/M	55387-50		9/16/2010		860,000	No	No		
MORONEY RAYMOND	53294-507		7/29/2009		785,000	No	No		
MORONEY RAYMOND	49304-529		4/18/2007	Family	99	No	No		
LANG IILENE H	44095-359		11/15/2004		817,500	No	No		
LANG EDMUND	28832-1		7/14/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2017	966	Re-Roof	6,860	C				
9/10/2014	1159	Manual	3,700					Remove old and ins
12/20/2010	2424	Re-Roof	4,300					
8/12/2008	914	Re-Roof	2,500	C				
9/8/2005	811	Redo Bat	10,000			G7	GR FY07	2 Bths on 2nd flr

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	Info At Door	HS	Hanne S
2/12/2009	Measured	336	PATRIOT
2/27/2005	MLS	MM	Mary M
11/18/1999	Mailer Sent		
11/8/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84303
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7846		Sq. Ft.	Site		0	90.	0.84	10									589,846						589,800	

Total AC/HA: 0.18012 | Total SF/SM: 7846 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 589,846 | Spl Credit | Total: 589,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03233957
Const Adj.:	0.99989998
Adj $ / SQ:	134.191
Other Features:	146463
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	748563
Depreciation:	34434
Depreciated Total:	714129

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

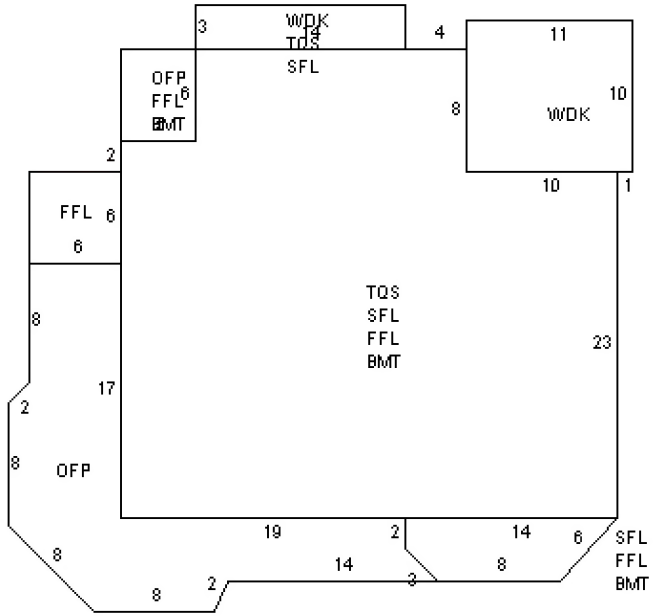
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.47
Special Features:	0	Val/Su Net:	171.87
Final Total:	714100	Val/Su SzAd	260.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,027	134.190	137,814
SFL	Second Floor	1,003	134.190	134,593
BMT	Basement	991	40.260	39,895
TQS	3/4 Story	716	134.190	96,114
OFP	Open Porch	266	22.700	6,038
WDK	Deck	152	12.580	1,912

Net Sketched Area:	4,155			Total:	416,366
Size Ad	2746.25	Gross Are	4394	FinArea	2746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X23	G	AV	1920	24.66	T	40	101			7,800			7,800
19	Patio	D	Y	1	11X18	A	AV	2017	4.14	T	5	101			800			800
2	Frame Shed	D	Y	1	5X10	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	8,600	Total Special Featues:		Total:	8,600